

£98,000 Shared Ownership

Palmer Court, 5 Pitcher Lane, Ashford, Surrey TW15 2DY



- Guideline Minimum Deposit £9,800
- Approx. 548 Sqft Gross Internal Area
- Spacious Kitchen/Reception Room
- Stylish Bathroom
- Allocated Parking Space
- Guide Min Income Dual £39.1k | Single £45.4k
- Ground Floor (but see description)
- Generously-Sized Bedroom with Fitted Wardrobe
- Very Good Energy Efficiency Rating
- Short Walk from Ashford Station

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £280,000). This smartly-presented apartment is in a recently-constructed development, and is at the same level as the main entrance but could be considered to be first floor due to the height difference across the site. The property has a twenty-three-foot reception room with attractive flooring and an open-plan kitchen area featuring handle-less units and integrated appliances. A glazed door leads out onto the east/south-east facing balcony. There is a spacious bedroom with fitted wardrobe and a stylish, high-spec bathroom. A large storage/utility cupboard has been provided in the entrance hallway and well insulated walls, high performance glazing and a communal heating and hot water system make for a very good energy-efficiency rating. Palmer Court has a neatly-maintained communal garden, a communal cycle store and a car park which includes a space for this apartment. Alternatively, Ashford Station, for rail services between Weybridge/Windsor & Eton Riverside and London Waterloo, is less than ten minutes walk away (Google Maps estimate).

Housing Association: A2Dominion.

Tenure: Leasehold (125 years from 24/06/2021).

Minimum Share: 35% (£98,000). The housing association will expect that you will purchase the largest share affordable.

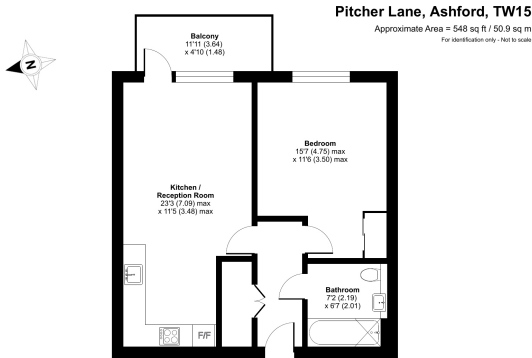
Shared Ownership Rent: £529.04 per month (subject to annual review).

Service Charge: £223.00 per month (subject to annual review).

Guideline Minimum Income: Dual - £39,100 | Single - £45,400 (based on minimum share and 10% deposit).

Council Tax: Band C, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



1 This plan produced in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 14/1024

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

23' 3" max. x 11' 5" max. (7.09m x 3.48m)

Kitchen

included in Reception measurement

Balcony

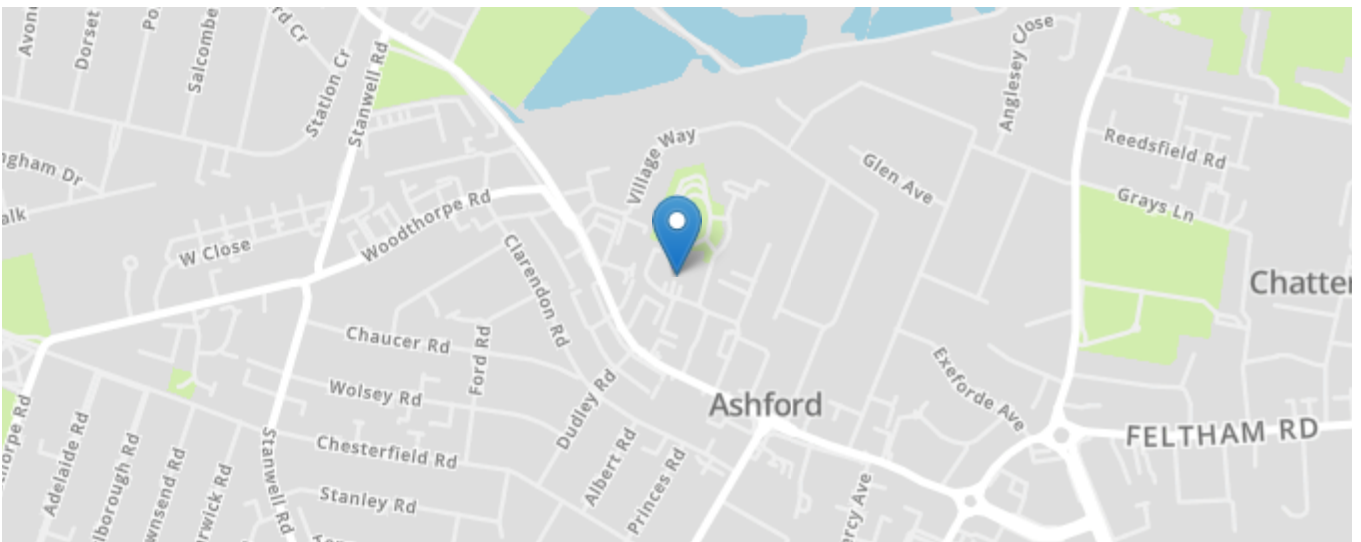
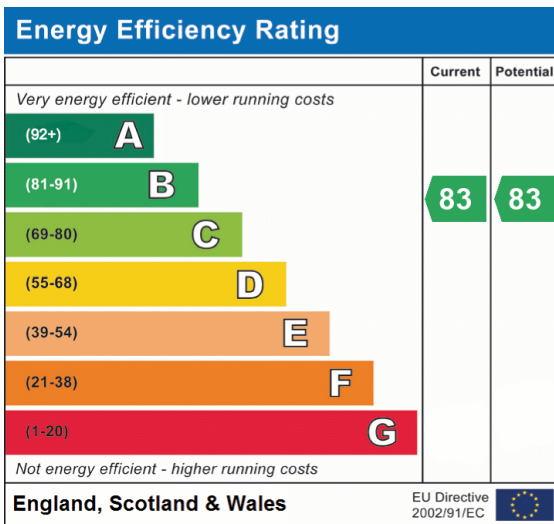
11' 11" x 4' 10" (3.64m x 1.48m)

Bedroom

15' 7" max. x 11' 6" max. (4.75m x 3.50m)

Bathroom

7' 2" max. x 6' 7" max. (2.19m x 2.01m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.